

**Michigan State Housing Development Authority
Minutes of Authority Board Meeting
July 26, 2017**

AUTHORITY MEMBERS PRESENT (Lansing/Detroit):

Jeremy Hendges for Roger Curtis, Chair
Eric Scorsone for N.A. Khouri
Mike Kapp for Kirk Steudle
Carl English
Deb Muchmore
Tyrone Hamilton
Luke Terry

AUTHORITY MEMBERS ABSENT:

Scott Wierda (excused)

AUTHORITY STAFF PRESENT (Lansing/Detroit):

Earl Poleski, Executive Director
Gary Heidel, Chief Housing Investment Officer
Jeffrey Sykes, Chief Financial Officer
Burney Johnson, Deputy Director
Tracy Crockett, Executive
Mary Cook, Executive
Chris Hall, Technical Support Services
Mary Lou Keenon, Employee Services
Jennifer Ferguson, Employee Services
Grace Ramirez, Employee Services
Joe Parks, Employee Services
Clarence Stone, Legal Affairs
Will Moseng, Legal Affairs
Katie Bach, Governmental & Media Affairs
Mike Witt, Asset Management
Andy Martin, Rental Development
John Hundt, Rental Development
Troy Thelen, Asset Management
Mary Townley, Homeownership
Scott Starr, Operations
Linda Beachnau, Technical Support Services
Dace Koenigsknecht, Procurement
Matt Bergeon, Asset Management

OTHERS PRESENT (Lansing/Detroit):

Ronald Farnum, Office of the Attorney General
Jamie Schriener, CEDAM
Kyla Barranco, Office of the Attorney General

John Millhouse, Office of the Attorney General
Tim Rittenhouse, CSG Advisors

The meeting was called to order by the Chair, Jeremy Hendges, at 10:02 a.m. Following Roll Call, Mr. Hendges asked for public comment.

There being no public comment, Mr. Hendges welcomed new board member, Luke Terry, Principal and Financial Advisor for Rehmann Financial.

Mr. Hendges reported that there would be a few changes to the subcommittee structure to ensure the best use of everyone's skillset. He noted the new structure as follows:

Real Estate Finance	Carl English, Scott Wierda and Luke Perry
Policy, Planning & Human Resources	Jeremy Hendges, Deb Muchmore and Mike Kapp
Audit, Review & Risk Management	Jeremy Hendges, Eric Scorsone and Tyrone Hamilton

Mr. Hendges then asked for public comment, as there were technical difficulties that prevented guests via video conference from commenting in the earlier portion of the meeting.

Sister Kathy DeSantis, a resident of Friendship Meadows in Detroit, commented on various, unaddressed maintenance issues at the development, including damaged carpet from flooding, black mold, etc. Sister DeSantis requested assistance with these matters from MSHDA. Executive Director, Earl Poleski, assured Sister DeSantis that he and staff would look into the matter.

There being no further public comment, Mr. Hendges turned the meeting over to Mr. Poleski.

Mr. Poleski's remarks included the following:

- Welcomed Mr. Terry to the board.
- Reported that strategic planning is ongoing with Ms. Merrijo Bales.
- Noted he and Brian Mills have met with and had productive conversations with the Employee Engagement Committee.
- Announced an all staff meeting is being planned for September 13.
- Reported on his recent speaking engagements with the Michigan Bankers Association and the Detroit Association of Realtors, as well as various meetings and site visits across the state.
- Noted recent LIHTC awards across the state.

Agenda (Tab A). Mr. Hendges requested a motion to approve the agenda. Ms. Muchmore moved approval. Mr. Kapp supported. The agenda was unanimously approved.

Consent Agenda: Mr. Scorsone moved approval of the consent agenda. Mr. English supported. The consent agenda was approved. The consent agenda included the following resolutions:

- Tab B Minutes – June 28, 2017
- Tab C Resolution Approving Contract for Research and Analysis of PILOTS as Part of Funding for Affordable Housing Projects
- Tab D Resolution Ratifying Execution of Current Amendment and Authorizing New Amendment to Extend Through September 30, 2018 the Tri-Party Agreement by Department of Attorney General, Holland & Knight, LLP, and Michigan State Housing Development Authority that Appoints and Retains Designated Holland & Knight Attorneys as Special Assistant Attorneys General
- Tab E Resolution Delegating Authority to Consent to Vacation of Vander Veen Court, Inner City Christian Federation v Michigan State Housing Development Authority, ET AL.

Tab F Resolution Authorizing Sponsor Change and Guaranty Waiver, Kamper and Building and Stevens Building, MSHDA Development No. 3746, City of Detroit, Wayne County

"Resolution Determining Mortgage Loan Feasibility / Resolution Authorizing Mortgage Loan, The Village at Rosy Mound, MSHDA Development No. 3758, Grand Haven Charter Township, Ottawa County" (Tab G) was presented by John Hundt of the Rental Development division. Mr. Hundt reviewed the specifics of the proposed resolution as detailed in the board documents and answered questions. Mr. English moved approval of the resolution. Ms. Muchmore supported. The resolution was unanimously approved.

"Resolution Authorizing Professional Services Contract with On-Site Insight for Comprehensive Needs Assessments" (Tab H) was presented by Matt Bergeon of the Asset Management division. Mr. Bergeon reviewed the specifics of the proposed resolution as detailed in the board documents and answered questions. Mr. English moved approval of the resolution. Mr. Hamilton supported. The resolution was unanimously approved.

"Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, Cedar Bend Apartments, MSHDA Development No. 1000, City of Grand Blanc, Genesee County" (Tab I) was presented by Troy Thelen of the Asset Management division. Mr. Thelen reviewed the specifics of the proposed resolution as detailed in the board documents. Mr. English moved approval of the resolution. Mr. Hamilton supported. The resolution was unanimously approved.

"Resolution Authorizing Sale of Development, Avon Park Apartments, MSHDA Development No. 901, City of Flint, Genesee County" (Tab J) was presented by Troy Thelen of the Asset Management division. Mr. Thelen reviewed the specifics of the proposed resolution as detailed in the board documents and answered questions. Mr. English moved approval of the resolution. Ms. Muchmore supported. The resolution was unanimously approved.

"Resolution Authorizing Execution of Partial Settlement, Release Agreement and Waiver of Claims in ADR Consultants, LLC v Michigan Land Bank and Michigan State Housing Development Authority" (Tab K) was presented by Clarence Stone, Director of Legal Affairs and Kyla Barranco of the Attorney General's office. Mr. Stone reviewed the specifics of the proposed resolution as detailed in the board documents and advised that a motion be made to go in to closed session if there were questions on the memorandum or litigation. There were none. Mr. Kapp moved approval of the resolutions. Mr. Hamilton supported. The resolution was unanimously approved.

Mr. Hendges noted that the following reports were included for information: Homeownership Production Report **(Tab 1)**, Blight Monthly Report **(Tab 2)**, Loan Portal Performance Report **(Tab 3)**, and Delegated Action Reports **(Tab 4)**.

Jeff Sykes distributed copies of the bond pricing report to board members.

Mr. Hendges noted the August 23 board meeting was canceled and the next meeting is scheduled for September 27.

There being no further business, Mr. Hendges requested a motion to adjourn. Mr. Scorsone moved to adjourn. Mr. Kapp supported the motion, and it was unanimously approved and accepted. The meeting adjourned at 10:33 a.m.